

**MEETING OF THE
GREENSBORO PLANNING BOARD
JULY 19, 2017**

The Greensboro Planning Board meeting was held on Wednesday, July 19, 2017 at 4:00 p.m. in the Council Chamber of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chair, Steve Allen, Richard Bryson, Day Atkins, Homer Wade, John Martin, Celia Parker, Mike Cooke, Danielle Brame. City staff present included Steve Galanti, Mike Kirkman, Hanna Cockburn, Russ Clegg, Sheila Stains-Ramp, Shayna Thiel, and Lucas Carter. Also present was Andrew Kelly, City Attorney's Office.

Chair Isaacson welcomed everyone to the meeting and explained the procedures of the Planning Board.

1. MEETING MINUTES (Final Actions):

A. Approval of Minutes of June 21, 2017; January 18, 2017; and May 17, 2017 Planning Board Meeting (APPROVED)

Mr. Bryson moved to approve minutes of the January 18, May 17, and June 21, 2017 meetings, as submitted, seconded by Ms. Parker. The Board voted unanimously (7-0) in favor of the motion. (Ayes: Isaacson, Atkins, Bryson, Parker, Brame, Wade, Cooke. Nays: None.)

Mr. Allen and Mr. Martin arrived at 4:04 p.m. for the remainder of the meeting.

2. NEIGHBORHOOD PLAN (Review and Recommendation to City Council):

A. Willow Oaks/Morningside/Lincoln Grove Redevelopment Plan Update (RECOMMENDATION TO APPROVE)

Russ Clegg, Planner, presented the Willow Oaks/Morningside/Lincoln Grove Redevelopment Plan, which is related to the Neighborhood Plan that came before the Board in June. The Planning Board was asked to make a recommendation on several technical points within the Redevelopment Plan; recommendations on both the Redevelopment Plan and the Neighborhood Plan will be taken to Council September 5, 2017. The recommendations in support of the changes as made by the Redevelopment Commission of Greensboro (RCG) following their public hearing on July 5 will also be part of the items before Council September 5.

Mr. Clegg reported that the Willow Oaks Neighborhood Plan focuses on the area for which the Greensboro Housing Authority received a Hope VI Grant to replace Morningside Homes with a neo-Traditional mixed-income neighborhood. The Willow Oaks Redevelopment Plan was designed to spread that improvement across a broader area. Staff is recommending that the Plan name be changed from Morningside/Lincoln Grove Redevelopment Plan to Willow Oaks Redevelopment Plan.

The project started in the 1990s with a lot of planning, meetings, and neighborhood input from Morningside Homes and surrounding residents. In 2000, the original Redevelopment Plan was adopted. A master developer was selected and the development went well until the recession in 2008, when

development stopped. However, enough had been completed for the Greensboro Housing Authority to close out their original grant for the Hope VI project, and development transitioned to the RCG and the Greensboro Housing Development Partnership. The Agreement with the developer has ended, and no Master Developer or builder on site is associated with the project. City staff put out a Request for Proposals for the development of the commercial area of Willow Oaks in 2014, which did not get any responses. Staff has worked with the neighborhood to get a sense of the development that would make sense to them, and has worked with the National Development Council on technical analyses.

The planning process for the proposed changes to the Redevelopment Plan started last fall with three public meetings. A Technical Advisory Committee, composed of stakeholders, area schools, business representatives, and City staff, and a neighborhood steering committee helped drive participation and develop an overall sense of the neighborhood's preferences. Positive feedback was received from the neighborhood about the way things have been developed; Mr. Clegg noted that the residents of Willow Oaks are anxious to see everything finished out in the neighborhood. The key issues noted as a result of the public process were: provide smooth transitions between the Willow Oaks neighborhood and the surrounding areas; address parking and green space issues that have become apparent since the neighborhood has been lived in for several years; and create a flexible program that will attract new development but also maintain the high standard of architecture and quality of houses that currently exist.

Mr. Clegg noted that the boundaries of the updated Redevelopment Plan are the same as originally adopted, and that there is no plan to purchase additional property or do additional relocations. The plan does not propose changes to the General Future Land Use Maps. The one suggestion for a zoning change was to increase the area of traditional neighborhood zoning, but that might come later as the area will probably not be ripe for redevelopment for a while. The Plan proposes that parking issues be addressed by striping changes in areas currently identified as not permitting on-street parking to allow some parking, and by moving the curb over to widen the pavement and create some parking spaces in certain areas. The Plan calls for additional parking provision in areas of new development.

Other recommendations include using some of the vacant lots for passive outdoor green space and better connecting the neighborhood to the YMCA, universities, and other amenities in the area and along Gate City Boulevard. Suggested changes to the streets include possibly adding a roundabout at the corner of Gillespie Street and McConnell Road, and closing off a portion of Lincoln Street to alleviate some of the traffic issues. Another suggestion is an open air, roofed commercial space that would be a good way to create a neighborhood center without building a commercial building, given current estimates of demand for retail. The community could start with a pop-up farmer's market and pop-up tents to see what would work in the area. The Plan proposes alley-loaded attached single-family homes next to the open-air market area with detached single-family homes nearby. The attached and detached homes would build on the infrastructure that is already there.

Mr. Clegg explained that Area 3 is seen as an area for rehabilitation of housing that is already there and for the replacement of obsolete housing. The Plan does not call for direct City involvement in this area.

Area 4 is located on the other side of Highway 29 and is the site of several three-story apartment buildings that are marketed primarily to students who attend nearby universities. The Plan recommends keeping the zoning the same in this area. Development in Area 5 is anticipated to be a long-term project and will require a significant investment. Better road circulation and putting in a different type of housing stock will be necessary to create a more cohesive neighborhood.

Mr. Allen moved to recommend in favor of the proposed Redevelopment Plan as submitted by staff, seconded by Mr. Martin. The Board voted 8-1 in favor of the motion. (Ayes: Isaacson, Allen, Atkins, Brame, Parker, Wade, Cooke. Nays: Bryson.)

3. AMENDMENT TO GENERALIZED FUTURE LAND USE MAP (GFLUM) (Comments Only)

- A. CP-17-06: 5512 W. Market Street, change from High Residential to Mixed Use Commercial for 1.9 acres. Site is on north side of West Market Street, between Village Lane and Dolley Madison Road.**

Hanna Cockburn, Planning Manager, summarized the request, noting the current uses and development patterns for the area surrounding the site, and providing definitions and typical uses for both the current High Residential designation and the proposed category Mixed Use Commercial district. She noted the request is related to a rezoning proposal that will be taken up by the Zoning Commission on August 21. Comments made by the Board members will be included in the zoning staff report and provided to the Zoning Commission.

Board Comments:

Board comments were that with mixed use commercial nearby the change made sense and the uses fit the corridor; that the change was in agreement with the trends in the corridor; and that there were no reservations about the request.

4. EASEMENT RELEASES (Final Action)

- A. Proposed release of a portion of a 20' utility easement located at 3603 Gramercy Road, as recorded in Plat Book 60, Page 32. (APPROVED)**

Shayna Thiel, Planner, stated that all the utility companies have reviewed the request and have no objection to the release. This is only for a 15' x 15' portion at this time.

Mr. Martin moved to recommend the easement release, as submitted by staff, seconded by Ms. Brame. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Cooke, Brame, Parker, Wade, Martin. Nays: None.)

B. Proposed release of portion of a 20' utility easement located at 2612 Duck Club Road, as recorded in Plat Book 189, Page 1114. (APPROVED)

Shayna Thiel stated that all the utility companies have reviewed the request and have no objection to the release.

Mr. Bryson moved to recommend the easement release, as submitted by staff, seconded by Ms. Brame. The Board voted unanimously (9-0) in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Cooke, Brame, Parker, Wade, Martin. Nays: None.)

5. STREET CLOSING

- A. PL(P) 17-13:** Recommendation on a resolution closing the eastern end of East Meadowview Road at 311, 405 and 406 E. Meadowview Road, from a point approximately 732.8 feet east of its intersection with McArthur Drive eastward approximately 291.5 to its terminus; 0.402 acres (17,518 sq. ft.) **(APPROVAL RECOMMENDED WITH CONDITIONS)**

Lucas Carter, Senior Planner, presented the request, noting the petitioner is the owner of 100% of the property abutting the right of way requested to be closed. He reminded the Board of the two determinations necessary to close the street: 1) the closing of the street to vehicular traffic is not contrary to the public interest, and 2) no property owner in the vicinity is deprived of reasonable means of ingress and egress, and reported that on July 12, 2017 the Technical Review committee recommended the closing with six conditions:

- 1) That the City shall retain 20' utility easements over existing utility lines until such time as the lines are no longer needed for public use.
- 2) That the applicant shall secure the gate within the area to be closed with a method that provides off-hours emergency services access.
- 3) That a new cul-de-sac be properly designed and constructed as a turn-around at the terminus of the portion of E. Meadowview Road that is to remain open.
- 4) That the street closure is to become effective upon the recording of a plat in the Guilford County Register of Deeds that depicts a portion of the street to the closed being combined with the abutting property and that dedicates right-of-way necessary for the new cul-de-sac for E. Meadowview Road. The plat shall be signed by each property owner who has ownership interest in the portion of the street to be closed and the area dedicated as right-of-way.
- 5) That a driveway permit for the access points to the new cul-de-sac for E. Meadowview Road be approved by the Greensboro Department of Transportation before the plat is recorded, and
- 6) That the construction plans for the new cul-de-sac for E. Meadowview Road be approved by the Department of Engineering and Inspections before the plat is recorded.

Mr. Bryson moved to recommend approval to City Council of the Street Closing with the stated conditions, seconded by Ms. Parker. The Board voted 9-0 in favor of the motion. (Ayes: Isaacson, Allen, Bryson, Atkins, Cooke, Brame, Parker, Wade, Martin. Nays: None.)

6. ITEMS FROM THE DEPARTMENT:

None

7. ITEMS FROM BOARD MEMBERS:

Mr. Bryson asked if staff had reached out to the GTA staff regarding annexations. Steve Galanti stated that GTA was now on the distribution list for TRC agendas, where annexations are considered for recommendation, and had spoken with Bruce Adams, GTA's Public Transportation Manager.

8. ITEMS FROM THE CHAIR:

Chair Isaacson welcomed Mike Cooke to the Board.

9. SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:

None.

10. APPROVAL OF ABSENSES:

None.

11. ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 4:30 pm.

Respectfully submitted,

Sue Schwartz
Planning Department, Director

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